



**7, 11409 Black & White Trail
Rural Cypress County, Alberta**

MLS # A2146493



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,507 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	2.10 Acres		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	28-11-5-W4
Exterior:	Vinyl Siding, Wood Siding	Zoning:	CR-1, Country Residential
Foundation:	See Remarks	Utilities:	-
Features:	Central Vacuum, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Star link Equipment, Irrigation Pump with Under Ground Sprinklers (manual), Window Coverings, Central Vac with attachments (No Powerhead), (3) TV Wall Mounts, Trampoline, Shed, Chicken Coop, Cistern x2 (1450 gal/unit) with pressure system pump for house, garage door openers with (2) remotes

Discover serenity and comfort at 7 11409 Black & White Trail in Cypress County. Nestled just outside city limits, this exceptional acreage offers a tranquil escape while maintaining proximity to urban conveniences. This expansive walk-out bungalow boasts 2 bedrooms on the main floor, with potential to easily convert the office/nursery into a third bedroom. The primary bedroom has the convenience of a walk-through closet and ensuite bathroom. Downstairs you will find two bedrooms, one of which features a generous walk-in closet, ideal accommodations for teens or guests. The heart of the home features an inviting open living room highlighted by a charming wood-burning fireplace and vaulted ceilings, seamlessly connecting to the large dining area and kitchen. The kitchen has a built-in oven and gas cooktop. The large windows on the main floor offer views of the sprawling yard and the beautiful scenery all around you. Experience year-round enjoyment in the enclosed porch, providing direct access to the lower patio and yard. The property also includes a heated 30x30 shop with 14' ceilings, oversized doors and 220 power. Outdoor enthusiasts will appreciate the property's features, including a dugout supplying water to the irrigation system to maintain your new yard. The property benefits from two 1450-gallon cisterns with a pump system, ensuring a constant supply of fresh city water. The cisterns are stored in one side of the double attached garage allowing you to always have an eye on your water levels. Many recent updates include, fresh paint, new baseboards / trim, new faucets, new vinyl flooring through out the main level, shingles (2019), siding (2020) and so much more. Embrace a lifestyle of freedom and relaxation—schedule your personal tour today and discover the extraordinary appeal of this home in Cypress County.